

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22117

Property Information

property address: 301 E 20TH ST

legal description: CITY OF BRYAN, BLOCK 31, LOT 6R

owner name/address: RAMIREZ, JOSE TEODORO & FRANCISCA ALVARDO RAMIREZ

FRANCISCA ALVARDO RAMIREZ

301 E 20TH ST

BRYAN, TX 77803-6311

full business name: YES.

land use category:

type of business:

current zoning: C2

occupancy status: OCC.

lot area (square feet): 5664

frontage along Texas Avenue (feet):

lot depth (feet): 87

sq. footage of building: 1248

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

65-87 ft.

Improvements

of buildings: 1 building height (feet): 16 # of stories: 1

type of buildings (specify):

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, back sides

fr=15 / str side=18 / prop side=6 / rear=29

approximate construction date: 1996

accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no N/A

other improvements: ☒ yes ☐ no (specify) carport

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking N/A

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no

of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: nice set of bushes & trees

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

